



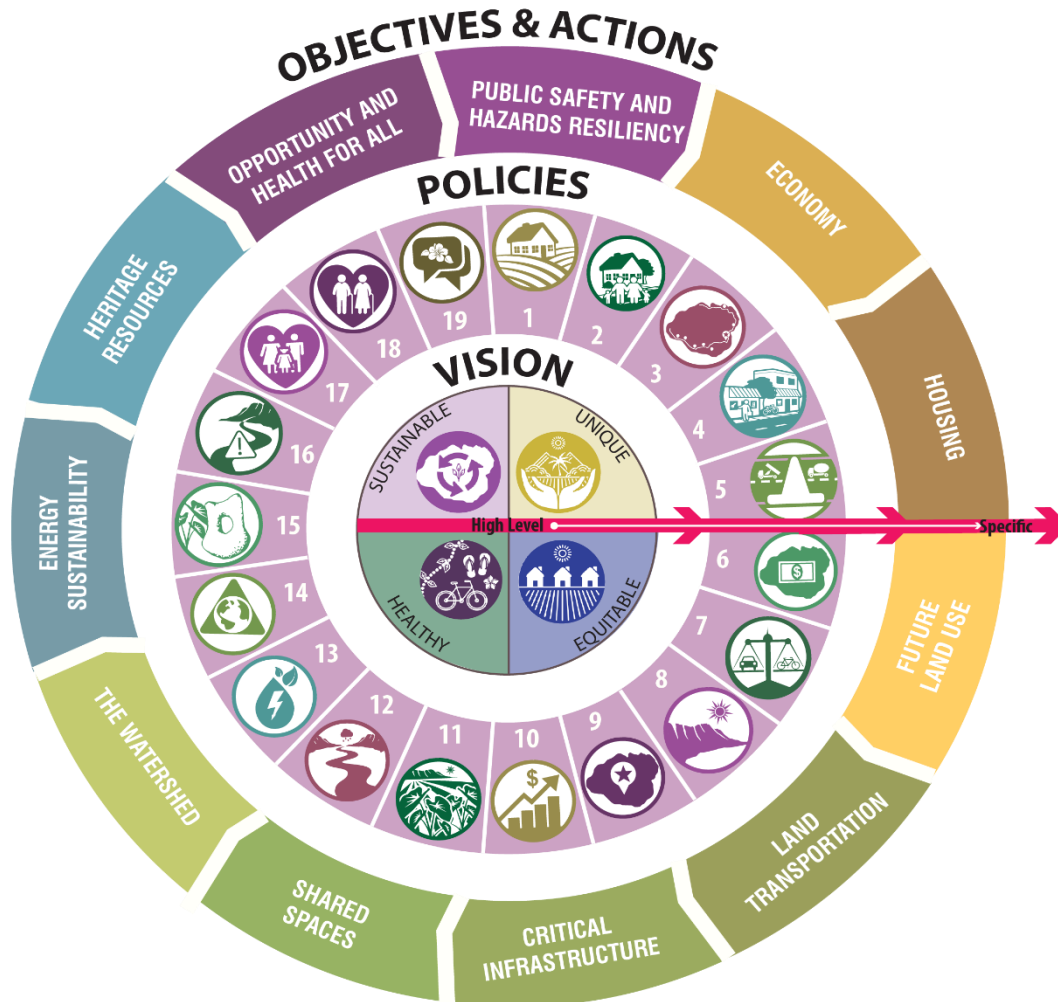
# Presentation to Kaua'i County Council Planning Committee

October 24-26, 2017

Emphasis on Housing and Critical Infrastructure



# General Plan Framework



- ✓ Vision
- ✓ Policies (19 in total)
- ✓ Actions are organized into ten sectors, each having four types of action:
  - Permitting & Code Changes
  - Plans & Studies
  - Projects & Programs
  - Partnership Needs
- ✓ Implementation and Monitoring



# Policies to Guide Growth

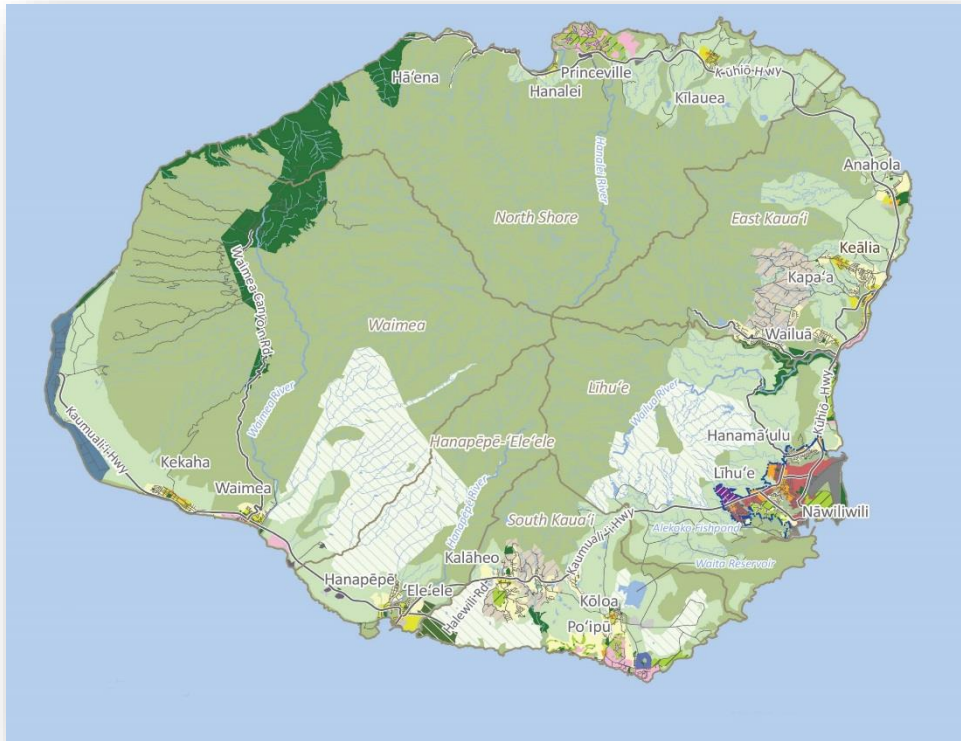


## **POLICY #2:** PROVIDE LOCAL HOUSING

*Increase the amount of housing available for local households by focusing infrastructure improvements in growth areas. Eliminate onerous regulatory barriers and form active public- private partnerships.*



# Housing Policy



The housing policy is implemented spatially through the Land Use Map and through actions for housing, transportation, opportunities & health, and infrastructure and services.



# Policies to Guide Growth

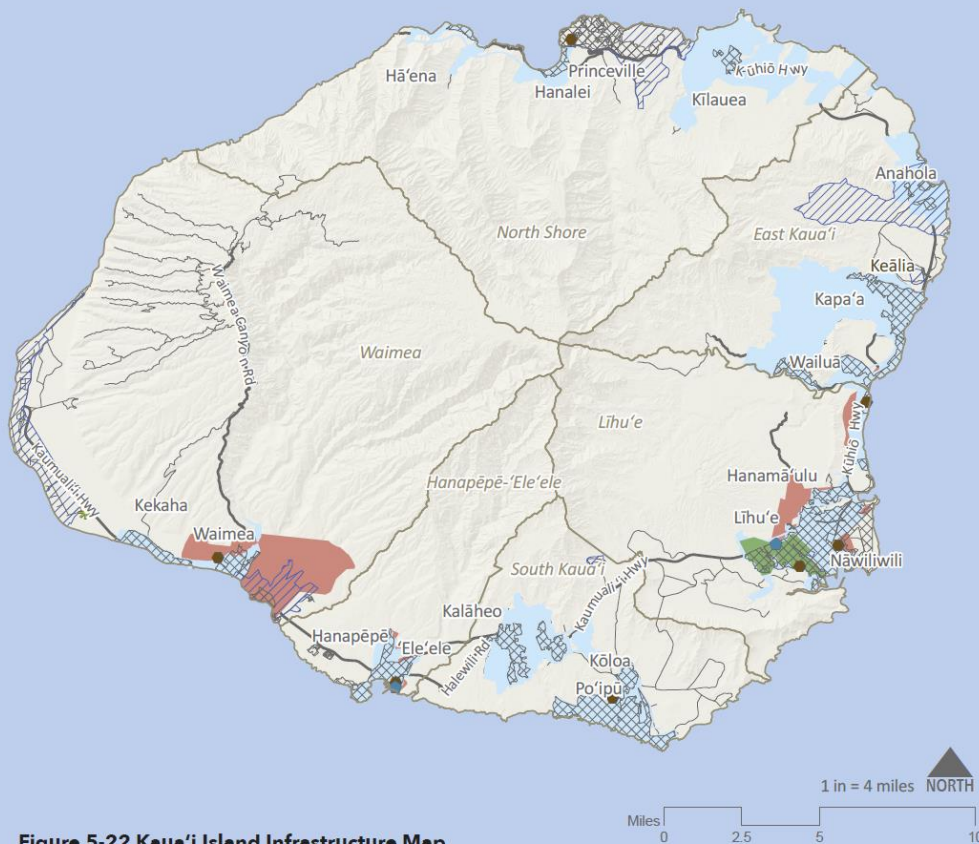


## **POLICY #5:** MAKE STRATEGIC INFRASTRUCTURE INVESTMENTS

*New government investment should support growth areas and include priority projects as identified in Community Plans.*



# Infrastructure Policy

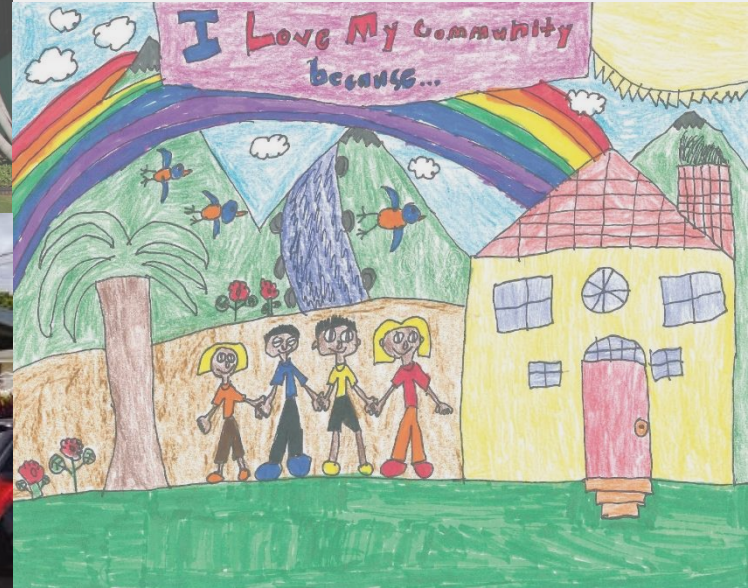


**Figure 5-22 Kaua'i Island Infrastructure Map**

- Infrastructure policy is addressed in the Critical Infrastructure Sector and actions for each district
- Infrastructure Maps are included in the General Plan to show where existing water, wastewater, solid waste, and power plants are located







# Sector II: Housing

Melissa White, SSFM International, Inc.

# Kaua'i's Housing Crisis

## Our Housing Crisis

<sup>1</sup> Measuring Housing Demand in Hawai'i, 2015-2025

<sup>2</sup> Kaua'i Board of Realtors data, February 2015

<sup>3</sup> Kaua'i Socioeconomic Analysis and Forecasts, February 2014

<sup>4</sup> Kaua'i Rental Housing Study, 2014

<sup>5</sup> Housing Snapshot, ACS 2014

**\$730,000**  
Median Home Price on Kaua'i <sup>2</sup>



Cost-burdened households (>30% of HH Income spent on rent or mortgage)<sup>5</sup>



Homes purchased by mainland and foreign buyers<sup>1</sup>





# Kaua'i's Housing Crisis

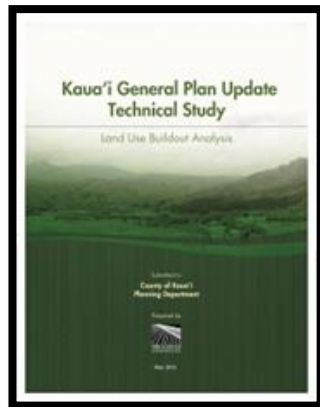
According to the *Land Use Buildout Analysis* (2015) over 80 percent of residential development is single family construction that occurs on Agriculture, Open, and R-1 through R-4 zoned land.

*This has exacerbated sprawl on Kaua'i.*



# Technical Studies

## Land Use Buildout Analysis



### Key Findings:

- ✓ The island does not have enough Residential zoned land to accommodate projected growth.
- ✓ If current trends are allowed to continue, there will be substantial residential sprawl into Agriculture and Open zoned lands.

## Socioeconomic Projections



### Key Findings:

- ✓ Kaua'i's population is expected to grow 31.2% by 2035.
- ✓ Approximately 9,000 new homes are needed to cover the current deficit and provide for the demand to 2035.



# Housing Sub-Sectors

1. Affordable Housing
2. Infill Housing
3. New Communities
4. Agriculture Worker Housing
5. Hawaiian Home Lands
6. Elderly Housing and Assisted Living Facilities
7. Houseless Population
8. Impact of Resort Uses on Housing Inventory

# 1. Affordable Housing

*Objective: To increase housing opportunities for low to moderate income households.*

## **Key Actions**

- *Permitting Actions & Code Changes:*
  - Increase the supply of affordable and multi-family housing.
  - Locate housing in or near existing job centers.
  - Remove impediments to the creation of affordable housing.
- *Plans & Studies:* Preserve existing affordable housing through rent stabilization or rent control policies.
- *Projects & Programs:* Acquire land in or near town centers for affordable housing development.

## **Relevant Policies**





## 2. Infill Housing

*Objective: To support mixed use, higher density, and walkable development in existing towns.*

### **Key Actions**

- *Permitting Actions & Code Changes:*
  - Create incentives and reduce barriers to infill development.
  - Update zoning to facilitate mixed use and infill development with a diversity of housing types and “missing middle” housing.
  - Allow for multi-family dwellings and a variety of accessory structures in existing neighborhood centers and residential areas.
- *Projects & Programs:* Invest in infrastructure and facility improvements in town centers.

### **Relevant Policies**



Manage Growth to  
Preserve Rural  
Character



Provide Local  
Housing



Recognize the  
Identity of Kaua'i's  
Individual Towns and  
Districts



Design Healthy  
and Complete  
Neighborhoods



Make Strategic  
Infrastructure  
Investments



Reduce the  
Cost of Living



Protect Kaua'i's  
Scenic Beauty

# 3. New Communities

*Objective: To develop compact, walkable communities consistent with the Future Land Use Map.*

## Key Actions

- *Permitting Actions & Code Changes:*
  - Limit new communities to areas designated on the Land Use Map.
  - Maximize density to encourage affordability and minimize the costs of providing new infrastructure and services.
  - Require new communities to provide a mix of uses, a diversity of affordable housing types, and safe pedestrian/bicycle connections.
- *Partnership Needs:* Create public/private partnerships to encourage development in new communities, especially in Līhu'e, South Kaua'i, and Kīlauea.

## Relevant Policies



Manage Growth to  
Preserve Rural  
Character



Provide Local  
Housing



Recognize the  
Identity of Kaua'i's  
Individual Towns and  
Districts



Design Healthy  
and Complete  
Neighborhoods



Make Strategic  
Infrastructure  
Investments



Reduce the  
Cost of Living



Protect Kaua'i's  
Scenic Beauty



# 4. Agriculture Worker Housing

*Objective: To expand housing opportunities for workers on farms.*

## ***Key Actions***

- *Permitting Actions & Code Changes:*
  - Improve the process to obtain farm worker housing permits and remove barriers to participation.
  - Provide outreach on the Farm Worker Housing Law to increase participation.

## ***Relevant Policies***



# 5. Hawaiian Home Lands

*Objective: To support the Department of Hawaiian Home Lands in their mission to provide housing to their beneficiaries.*

## **Key Actions**

- *Plans & Studies:*
  - Integrate the recommendations of DHHL plans into Community Planning.
- *Projects & Programs:* Partner with DHHL on infrastructure projects which will support development of both County and DHHL priority growth areas.
- *Partnership Needs:* Respect and support the mission of DHHL to prioritize planning for their beneficiaries.

## **Relevant Policies**



# 6. Elderly Housing and Assisted Living Facilities

*Objective: To accommodate the needs of an aging population through age- friendly community design and assisted living facilities.*

## **Key Actions**

- *Permitting Actions & Code Changes:*
  - Provide more housing and assisted living facilities for Kauaʻi's growing elderly population.
  - Allow multigenerational housing.
- *Plans & Studies:* Integrate kupuna needs into planning efforts.
- *Partnership Needs:* Provide for increasing services to the elderly and their caregivers, including transit, nutrition, fitness, health, and personal care.

## **Relevant Policies**



Provide Local  
Housing



Respect Native  
Hawaiian Rights  
and Wahi Pana



Honor Our Kūpuna



# 7. The Houseless Population

*Objective: To reduce Kaua'i's population of those houseless and at risk for houselessness.*

## **Key Actions**

- *Permitting Actions & Code Changes:* Allow managed micro-housing developments or camp sites for the houseless.
- *Plans & Studies:* Support the implementation and update of the *Kaua'i Houseless Solutions Summit Plan*.
- *Partnership Needs:*
  - Support the development and expansion of shelters.
  - Improve transportation access for the houseless to access services.
  - Prioritize resources for houseless families with children, youth, women, veterans, and people with disabilities.

## **Relevant Policies**



# 8. Impact of Resort Uses on Housing Inventory

*Objective: To reduce the impact of resort uses on communities outside the Visitor Destination Area.*

## **Key Actions**

- *Permitting Actions & Code Changes:* Reduce the impact and number of transient vacation rentals and similar uses outside the VDA:
  - Continue aggressive enforcement against illegal TVRs.
  - Support attrition and amortization of non-conforming TVRs, especially in high hazard areas.
  - Monitor and enforce laws against new types of transient rentals.

## **Relevant Policies**



Provide Local  
Housing



Uphold Kaua'i as  
a Unique Visitor  
Destination



Recognize the  
Identity of Kaua'i's  
Individual Towns and  
Districts

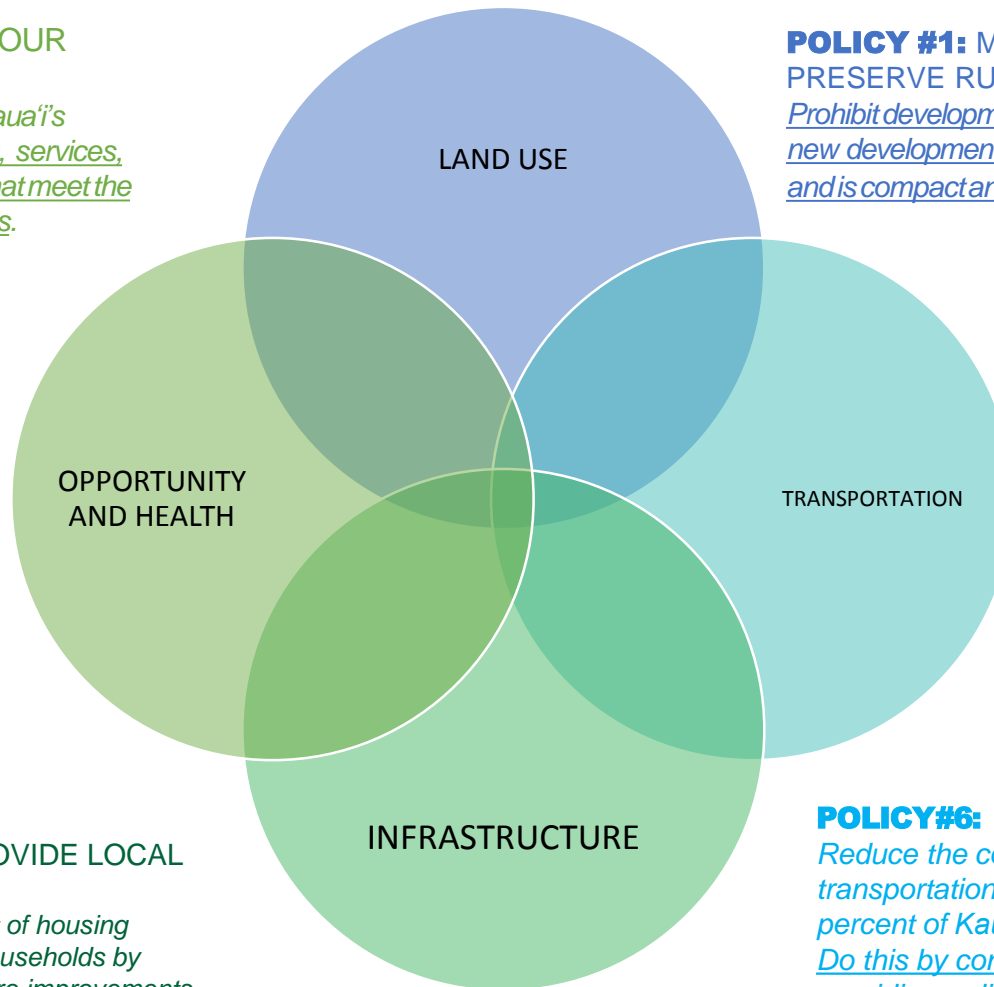
# Policy Intersections

## **POLICY #18:** HONOR OUR KŪPUNA

*Prepare for the aging of Kauaʻi's population through housing, services, and facility improvements that meet the needs of elderly households.*

## **POLICY #1:** MANAGE GROWTH TO PRESERVE RURAL CHARACTER

*Prohibit development not adjacent to towns. Ensure new development occurs inside growth boundaries and is compact and walkable.*



## **POLICY #2:** PROVIDE LOCAL HOUSING

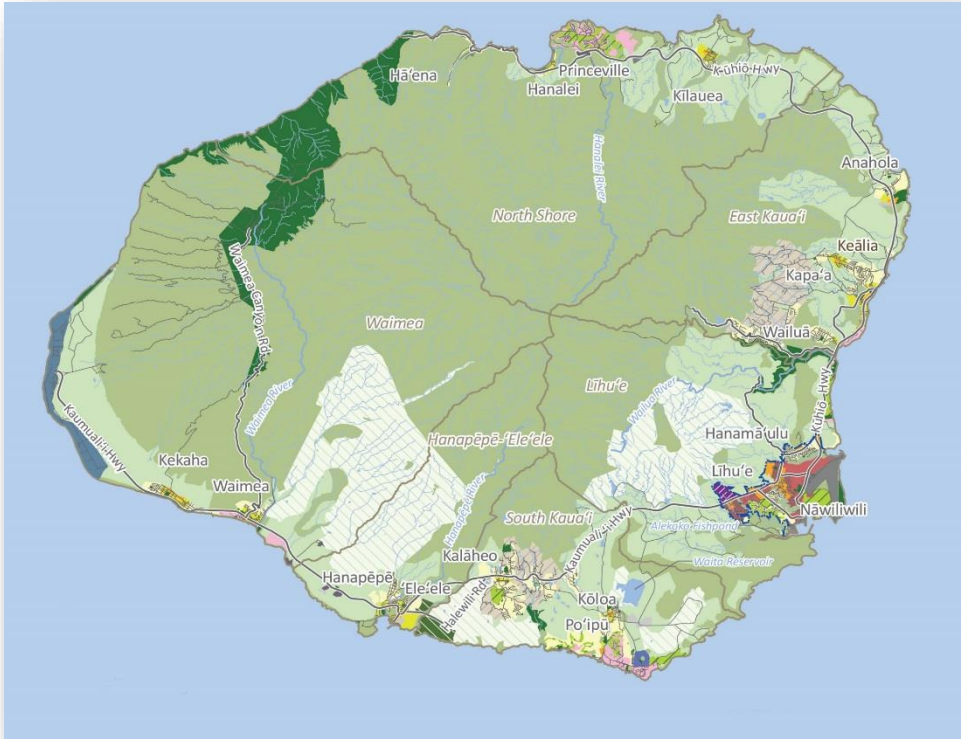
*Increase the amount of housing available for local households by focusing infrastructure improvements in growth areas.*

## **POLICY #6:** REDUCE THE COST OF LIVING

*Reduce the combined costs of housing and transportation, which consume more than 60 percent of Kauaʻi's average household income. Do this by connecting housing to jobs and by providing a diversity of housing types and affordable transportation options.*




## Implementation: Land Use Map



- ✓ Provide opportunities for a range of housing types
- ✓ Strengthen town centers
- ✓ Efficiently use land and resources by promoting infill  
*Infill = development within existing towns and urban areas*
- ✓ Create and support compact, walkable neighborhoods
- ✓ Locate housing near jobs

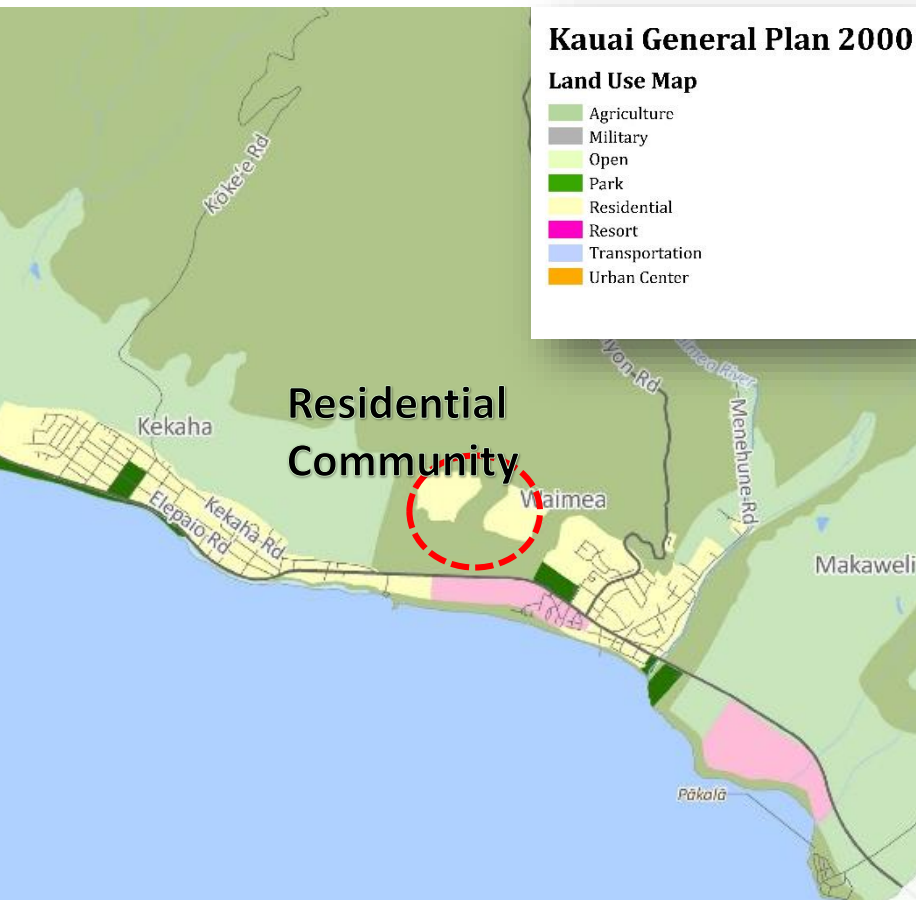
# Future Land Use Maps – Designations for Areas with Housing

	Planning District Boundary
	Major Roads
	Roads
	Streams
	Reservoirs
	Urban Edge Boundary
	Natural
	Agricultural
	Agricultural (IAL)
	Parks and Recreation
	Golf Course
	Homestead
	Residential Community
	Urban Center
	Neighborhood Center
	Neighborhood General
	Large Town
	Small Town
	Resort
	Provisional Resort (Pending Community Plan)
	University Zone
	Plantation Camp
	Industrial
	Transportation
	Military
	Provisional Agriculture

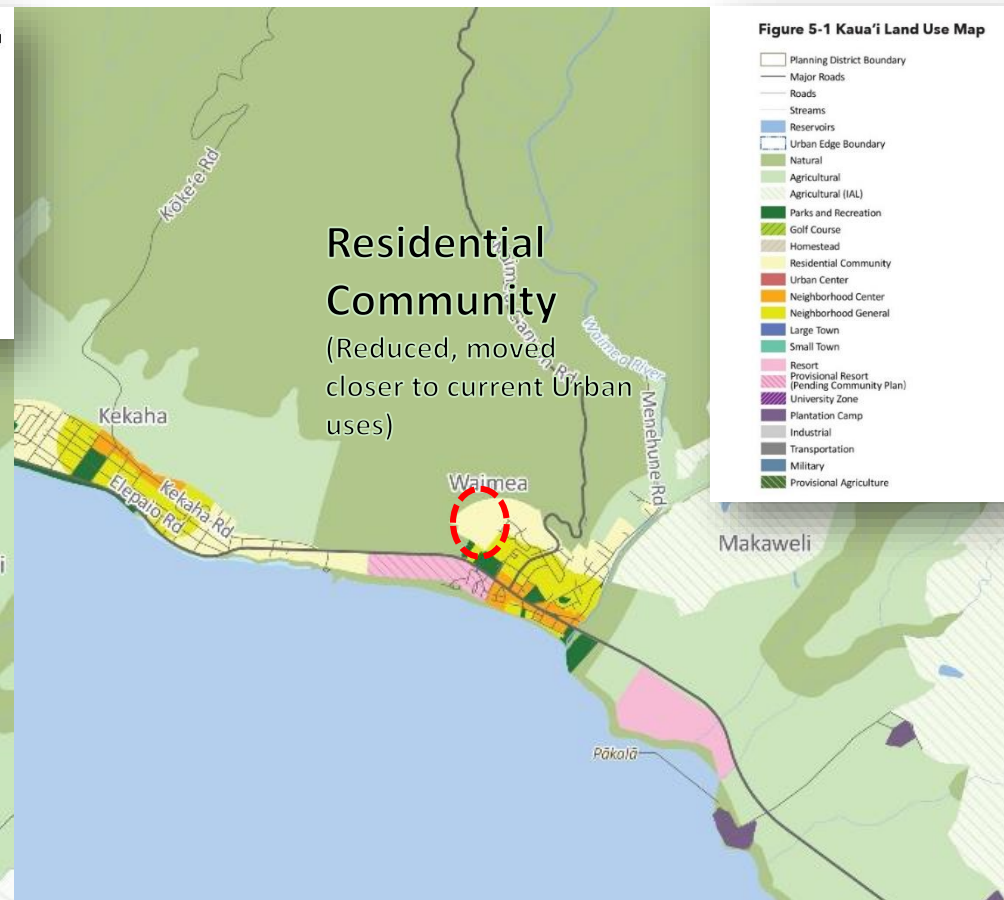
	Designation	Relationship to Housing
1	<i>Residential Community</i>	<ul style="list-style-type: none"> <li>Indicates existing areas of residential development.</li> <li>Not intended for new growth areas, which are required to be mixed use.</li> </ul>
2	<i>Urban Center</i>	<ul style="list-style-type: none"> <li>Existing urbanized area with a mix of uses. (Līhu'e District only)</li> </ul>
3	<i>Neighborhood Center</i>	<ul style="list-style-type: none"> <li>Priority areas for infill and affordable housing development.</li> <li>Areas with access to buses, commercial areas, and parks within walking/biking distance.</li> <li>Updates and replaces previous Town Center boundaries.</li> </ul>
4	<i>Neighborhood General</i>	<ul style="list-style-type: none"> <li>Replaces previous Urban Center outside Līhu'e.</li> <li>Includes Neighborhood Center and Residential Community.</li> </ul>
5	<i>Homesteads</i>	<ul style="list-style-type: none"> <li>Reflects existing low-density rural residential communities created under the 1895 Land Act.</li> </ul>
6	<i>Urban Edge Boundary</i>	<ul style="list-style-type: none"> <li>Designated within the Līhu'e District to indicate the primary urban center where development should be focused.</li> </ul>

# Land Use Maps

## Waimea-Kekaha Planning District



**Existing  
Designation**

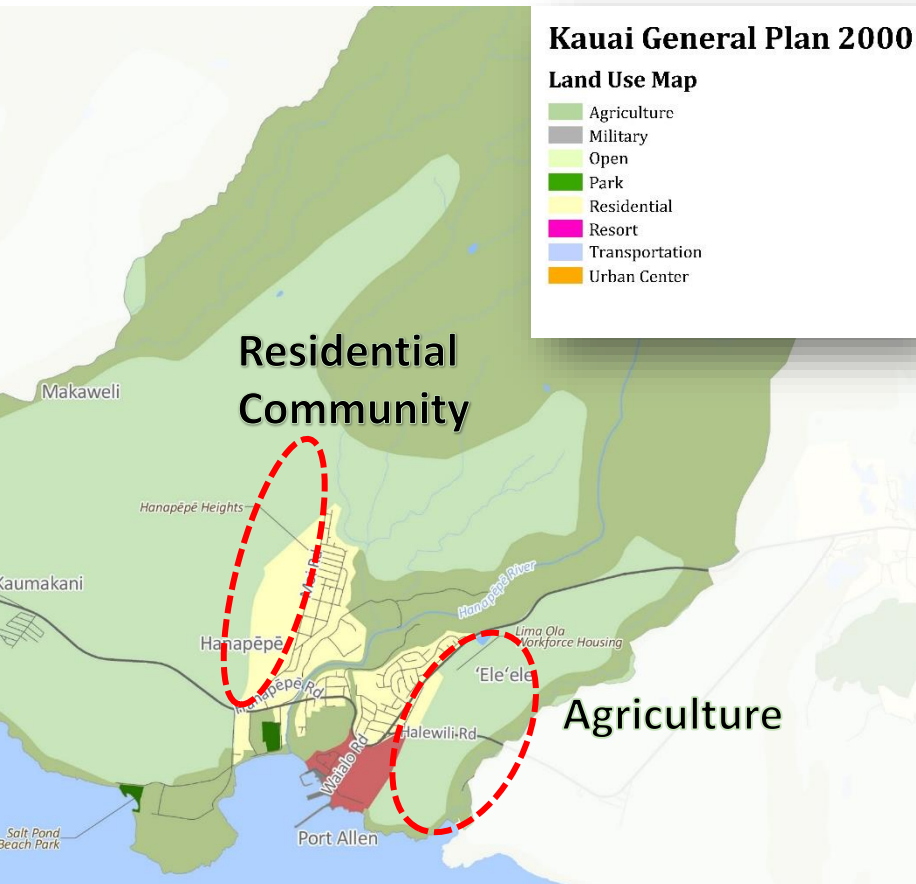


**Proposed  
Designation**

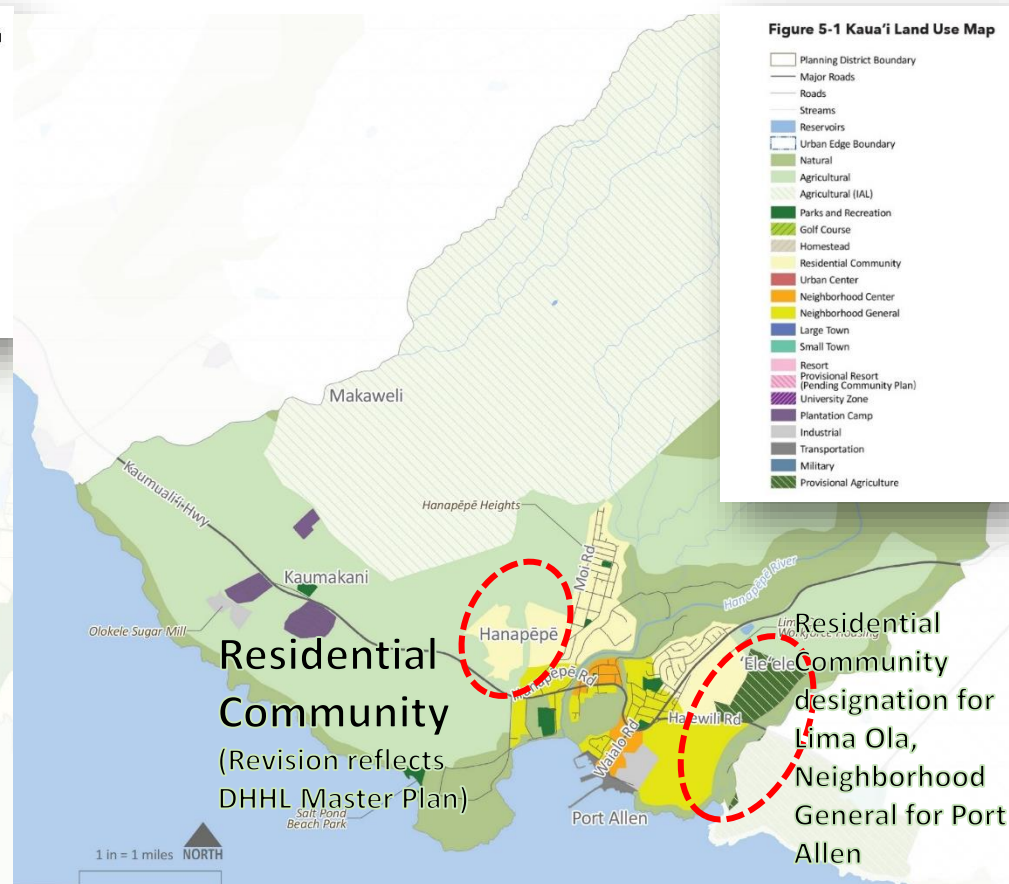


# Land Use Maps

## Hanapēpē-'Ele'ele Planning District



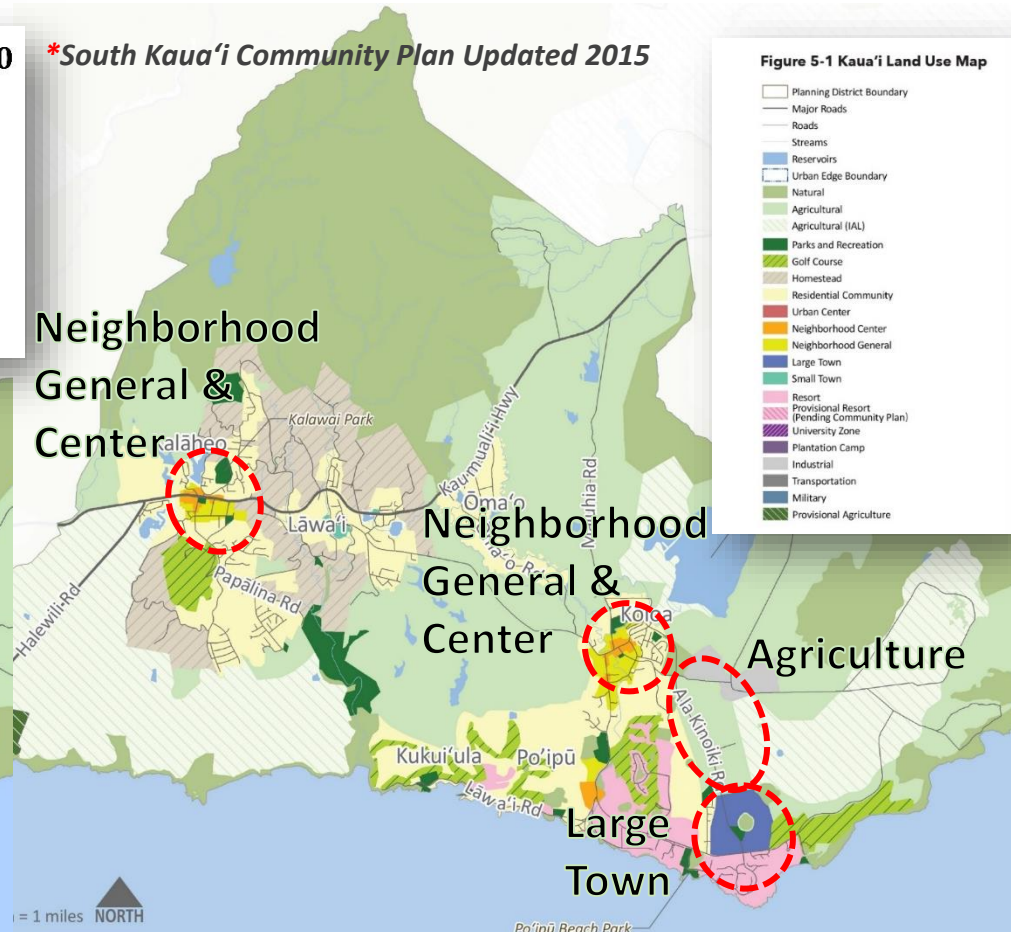
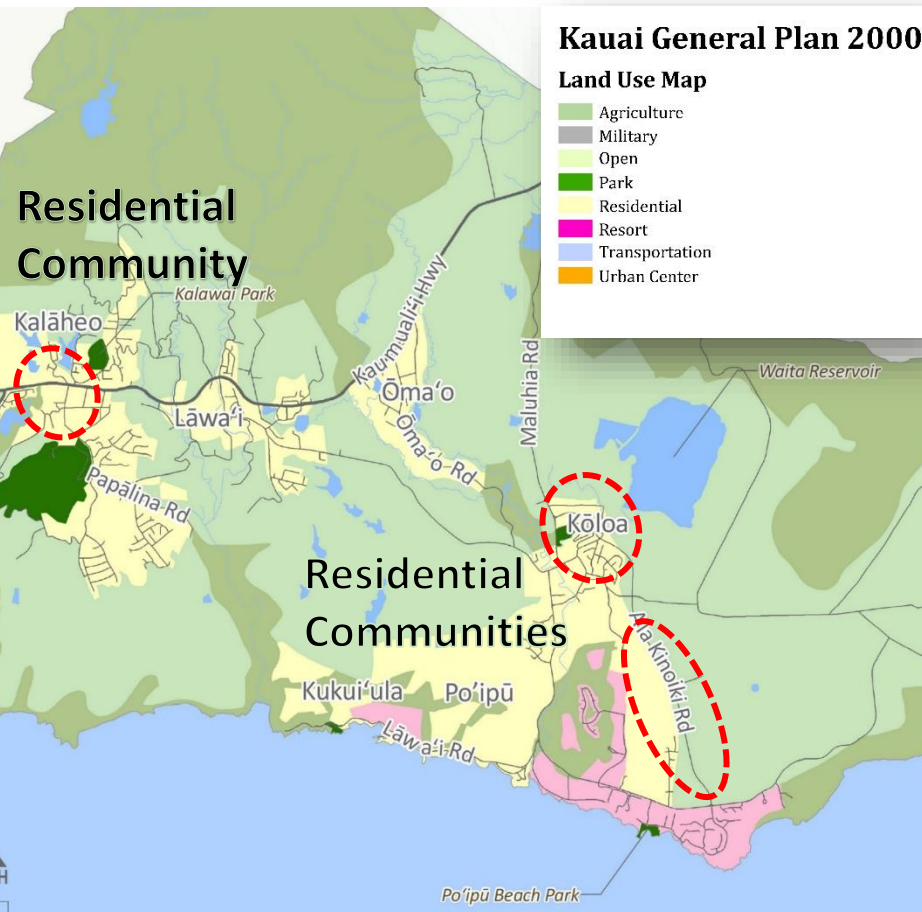
**Existing  
Designation**



**Proposed  
Designation**

# Land Use Maps

## South Kaua'i Planning District Kalāheo • Lāwa'i • Ōma'o • Kōloa • Po'ipū



**Existing  
Designation**

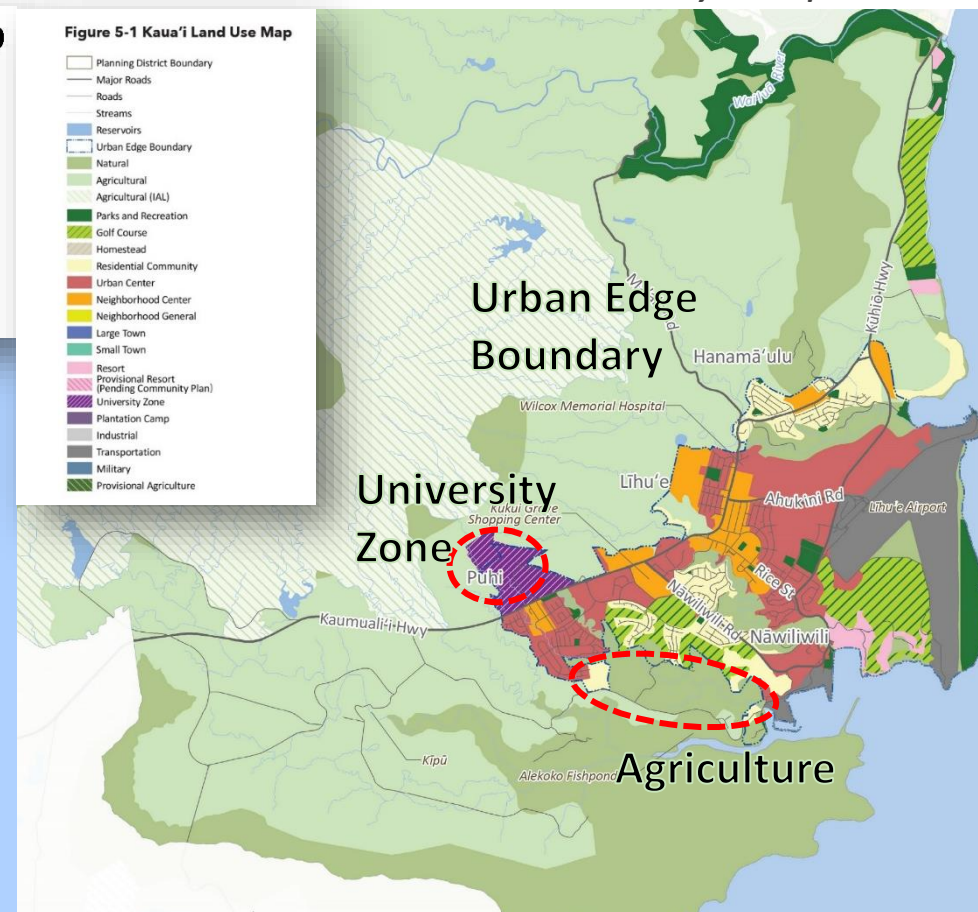
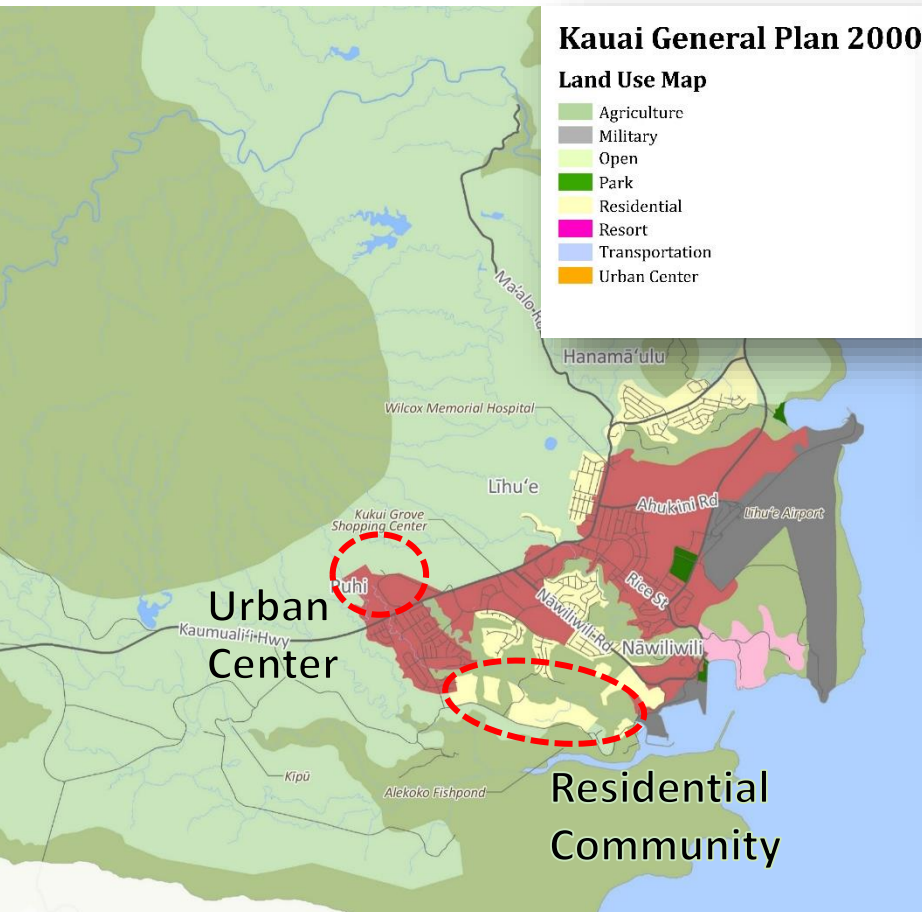
**Proposed  
Designation**



# Land Use Maps

## Līhu'e Planning District

*\*Līhu'e Community Plan Updated 2015*



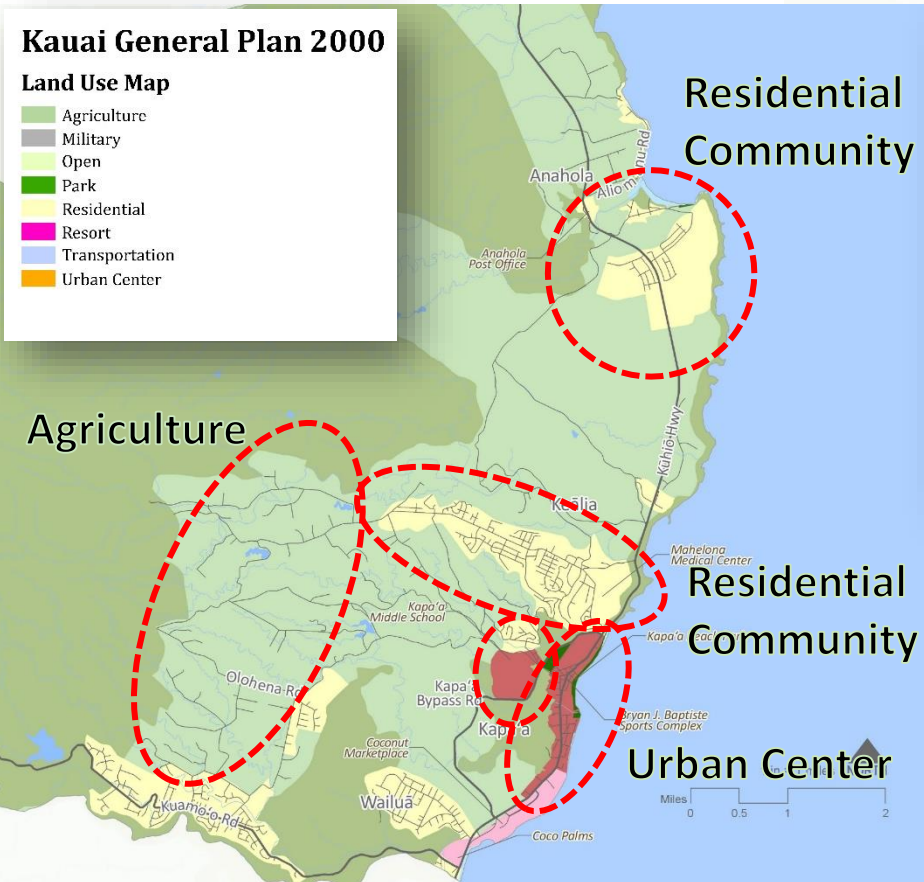
**Existing  
Designation**

**Proposed  
Designation**

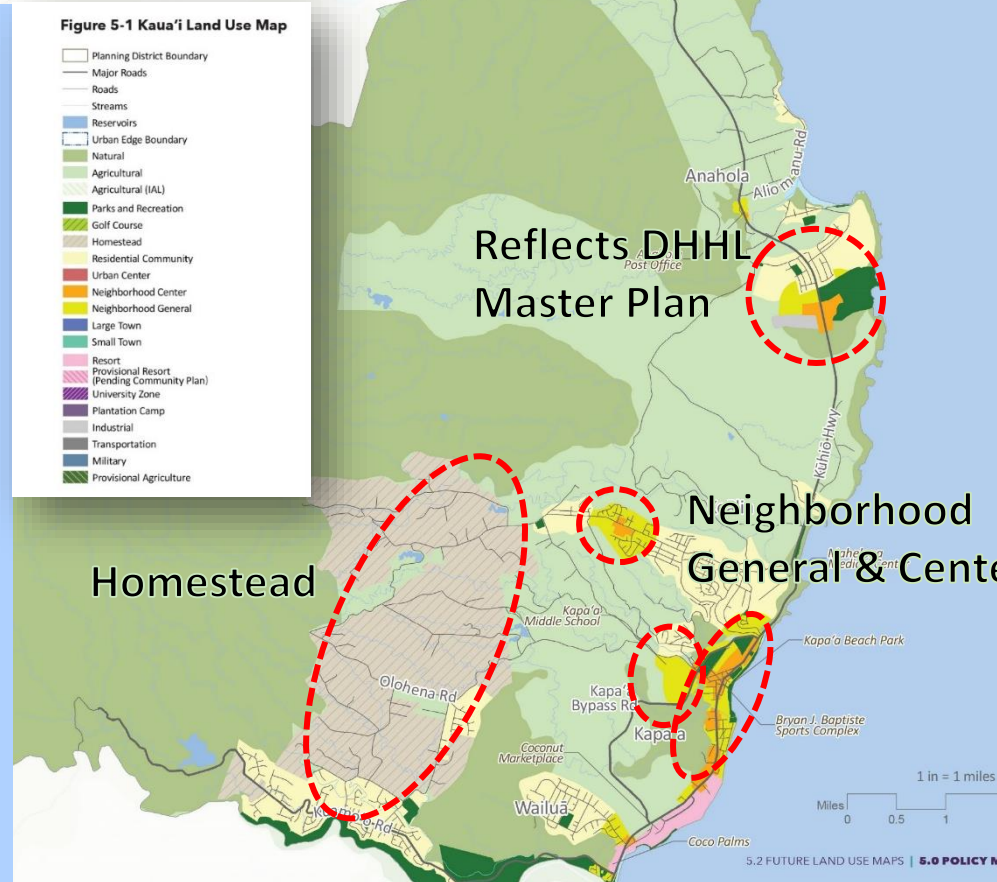


# Land Use Maps

## East Kaua'i Planning District



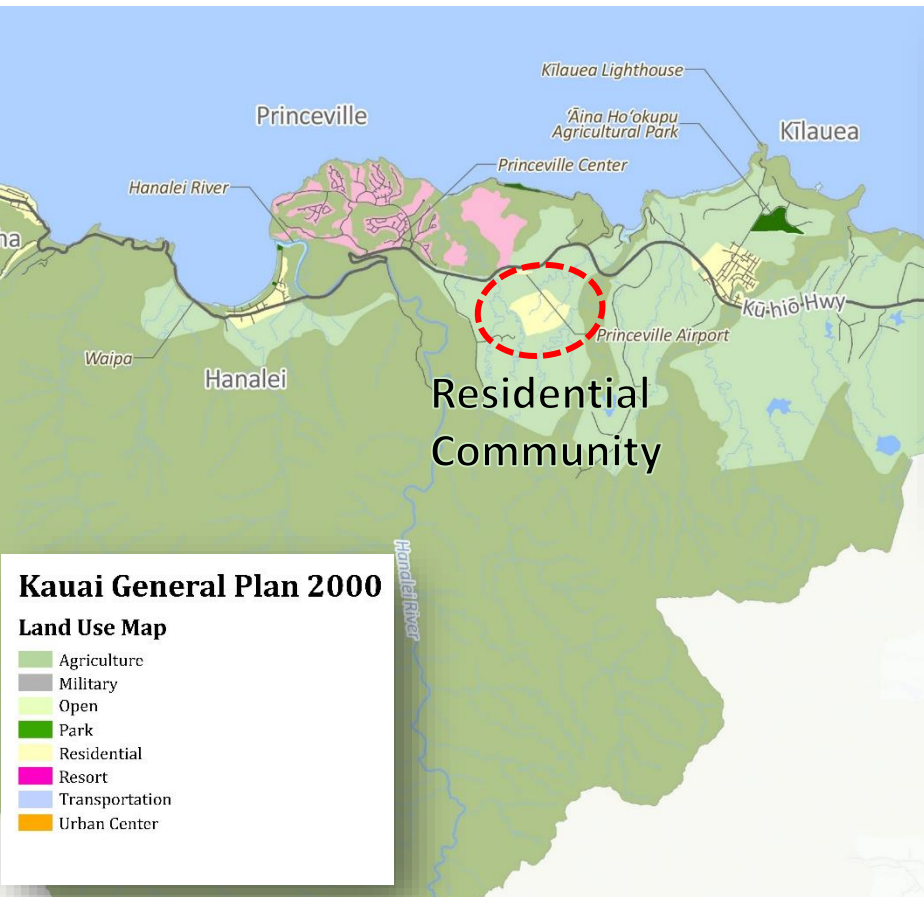
**Existing  
Designation**



**Proposed  
Designation**

# Land Use Maps

## North Shore Planning District



**Existing  
Designation**

**Proposed  
Designation**





# Sector IV: Critical Infrastructure

Cheryl Soon, SSFM International, Inc.

# Critical Infrastructure: Purpose



**The General Plan is NOT a detailed strategic plan for infrastructure.** Those plans will be done by either the Department of Public Works, or the Department of Water Supply.



**The General Plan does give guidance to infrastructure planning and development,** specifically that it be done with the following objectives:

- ✓ Meet current infrastructure needs
- ✓ Improve infrastructure to support new growth
- ✓ Align facility plans with the General Plan

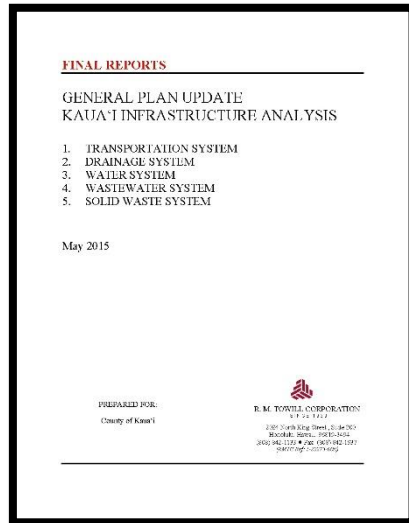


# Critical Infrastructure: Sub-Sectors

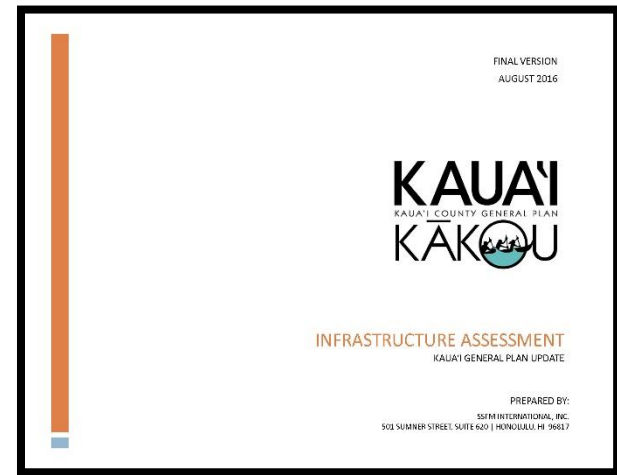
1. Domestic Water
2. Wastewater, Septic Systems & Cesspools
3. Solid Waste Disposal and Recycling
4. Airports and Harbors

*Transportation is covered elsewhere in the GP as its own sector*

# Technical Studies



*The General Plan Update, Kaua'i Infrastructure Analysis (2015) was prepared by R.M. Towill*



*The Assessment of the Adequacy of Kaua'i Infrastructure for Current and Future Needs (2015) was prepared by SSFM International*

- ✓ The baseline year varies by type of infrastructure.
- ✓ The future year need is projected for the year 2035.

# 1. Domestic Water

*Objective: To ensure water infrastructure is planned to accommodate domestic needs and protect the public trust.*

## **Key Actions**

- *Permitting Actions & Code Changes:* DOW will need an additional 6.48 mgd of production and supporting facilities by 2035 to support the projected demand for domestic water.
- *Plans & Studies:* DOW to update the County Water Plan based on GP growth strategy. Address system expansion, improvement, rehabilitation and rate structure.
- *Partnership Needs:*
  - Encourage water conservation, green practices
  - Encourage use of non-potable water and recycled water

## **Relevant Policies**



Make Strategic  
Infrastructure  
Investments



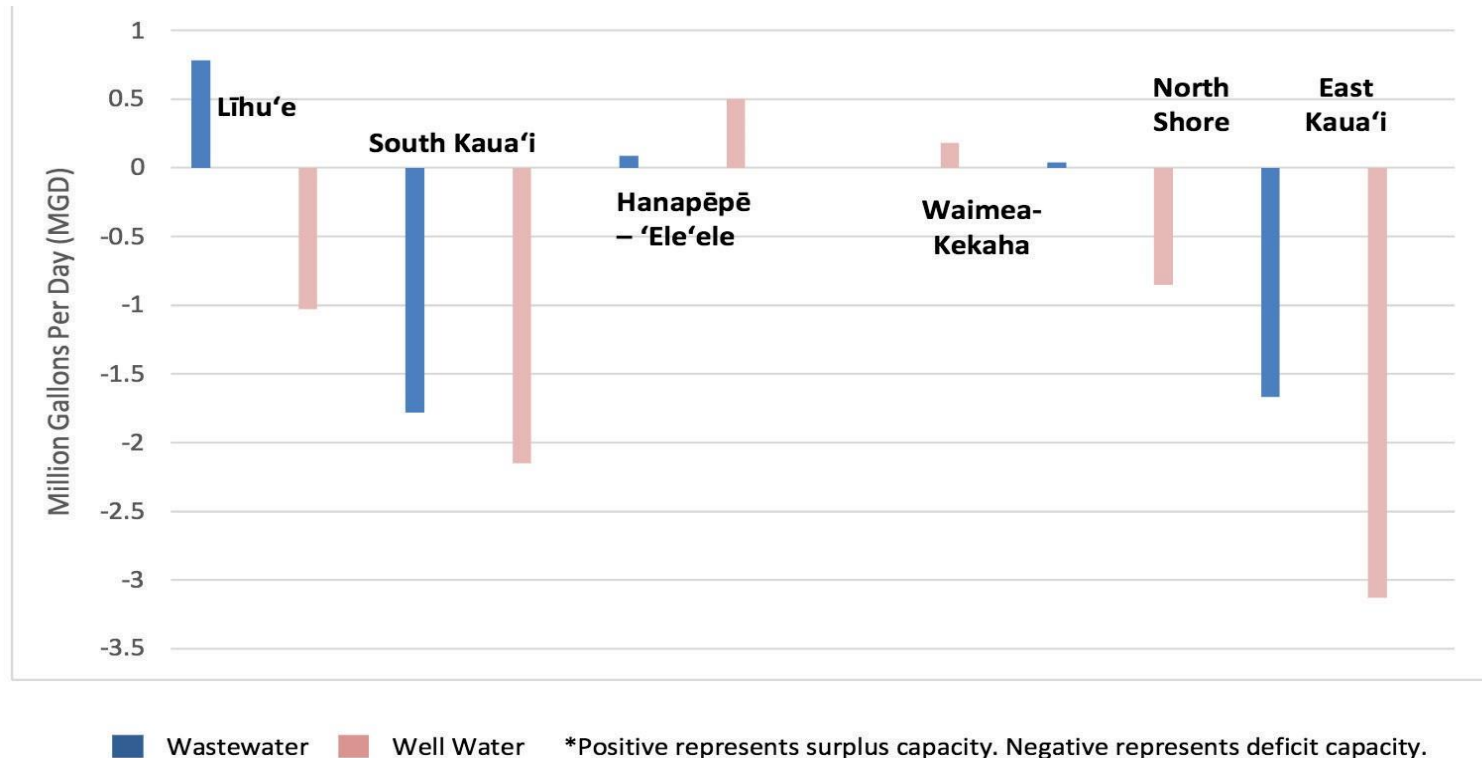
Protect Our  
Watersheds



Respect Native  
Hawaiian Rights  
and Wahi Pana

# Projected Wastewater and Water Capacity

Figure 3-7 Projected Wastewater and Domestic Water Capacity by District in 2035



Source: *Assessment of the Adequacy of Kaua'i Infrastructure for Current and Future Needs* (2015)



## 2. Wastewater, Septic Systems and Cesspools

*Objective: Mitigate the impact to Kauai's fresh and ocean waters from wastewater.*

### **Key Actions**

- *Permitting Actions & Code Changes:* Meet updated water quality standards for plant discharge
- *Plans & Studies:* Update wastewater facility plans
- *Projects & Programs:* Maintain and expand regional WW treatment.
- *Partnership Needs:* Reduce number of cesspools

### **Relevant Policies**



# 3. Solid Waste Disposal and Recycling

*Objective: To provide environmentally-sound waste disposal and collection services.*

## ***Key Actions***

- *Permitting Actions & Code Changes:* Reduce construction and demolition debris by requiring recycling
- *Plans & Studies:*
  - Plan for emergency debris management and disposal due to major storms
  - Update and implement the *Solid Waste Integrated Management Plan*
- *Projects & Programs:*
  - Develop a new landfill (DPW)
  - Increase rates of diversion (70% goal)

## ***Relevant Policies***



# 4. Airports & Harbors

*Objective: Support the modernization and user-friendliness of Kauai's airports and harbors.*

## **Key Actions**

- *Permitting Actions & Code Changes:*
  - Accommodate shuttles that transport visitors to resort destinations
  - Do not expand Princeville Airport, except as a parking hub and gateway
- *Partnership Needs:*
  - Update the *Kaua'i Commercial Harbors 2025 Master Plan* (2001)
  - Update the *Līhu'e Airport Master Plan* and address capacity
  - Support DLNR in improving small boat harbors

## **Relevant Policies**



# Policy Intersections

Infrastructure has a moral and regulatory duty for protecting the environment in its practices and outcomes

- ✓ Infrastructure is a key sector which helps to implement the housing and growth management policies by placing priority on upgrades and improvements in areas designated for growth
- ✓ All infrastructure plans should be updated to be consistent with the policies and objectives of the General Plan
- ✓ Progress on these actions will be monitored and reported regularly



# KAUA'IKĀKŌU

## MAHALO





# Future Inventory in Progress

Project	Units
Kaniko'o Phase II	30
'Ele'ele 'Iluna Phase II, A	48
'Ele'ele 'Iluna Phase II, B	59
Kohea Loa, Ho'oluana	32
Koa'e Workforce Housing	136
Lima Ola, Phase 1	150
Pi'ilani Mai Ke Kai (DHHL)	73
<b>TOTAL</b>	<b>528</b>

## Future Solutions:

- Explore establishing a County Fund for affordable housing and community development
- Amend the Housing Policy to encourage development and eliminate barriers
- Establish a Community Land Trust



